

044.0

0005

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

985,100 / 985,100

USE VALUE:

985,100 / 985,100

ASSESSED:

985,100 / 985,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
164	-166	PALMER ST, ARLINGTON

OWNERSHIP

Owner 1:	MADMAX 164 REALTY LLC	Unit #:	
Owner 2:			
Owner 3:			

Street 1: 19 AGAWAM ROAD

Street 2:

Twn/City: WINCHESTER

St/Prov:	MA	Cntry:		Own Occ:	N
Postal:	01890			Type:	

PREVIOUS OWNER

Owner 1:	MURRAY PAUL D JR & KELLY A -
Owner 2:	-

Street 1: 19 AGAWAM ROAD

Twn/City: WINCHESTER

St/Prov:	MA	Cntry:	
Postal:	01890		

NARRATIVE DESCRIPTION

This parcel contains 4,950 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2622 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								31414
GIS Ref								GIS Ref
GIS Ref								GIS Ref
Insp Date								Insp Date
04/17/18								04/17/18



USER DEFINED

Prior Id # 1:	31414
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	18:55:52
Print	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Parcel ID								
044.0-0005-0003.0								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	104	FV	525,900	4400	4,950.	454,800	985,100	985,100
2019	104	FV	391,000	4400	4,950.	483,200	878,600	878,600
2018	104	FV	391,000	4400	4,950.	352,500	747,900	747,900
2017	104	FV	365,800	4400	4,950.	307,000	677,200	677,200
2016	104	FV	365,800	4400	4,950.	261,500	631,700	631,700
2015	104	FV	324,500	4400	4,950.	255,800	584,700	584,700
2014	104	FV	324,500	4400	4,950.	210,300	539,200	539,200
2013	104	FV	338,200	4400	4,950.	200,100	542,700	542,700

SALES INFORMATION

TAX DISTRICT									PAT ACCT.			
TAX DISTRICT									PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes			
MURRAY PAUL D J	62661-567		9/20/2013	Convenience		1	No	No				
MURRAY PAUL D &	62035-220		6/17/2013	Convenience		1	No	No				
WHITE WILLIAM	30484-547		7/30/1999		379,000	No	No	A				
MULLIGAN BARBAR	26728-153		10/7/1996		106,925	No	No	A				

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
9/18/2007	819	Siding	9,200						4/17/2018	MEAS&NOTICE	BS	Barbara S
									5/7/2009	Measured	189	PATRIOT
									5/6/2000	Inspected	264	PATRIOT
									3/2/2000	Measured	264	PATRIOT
									8/17/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 13 - Multi-Garden	2A - 2 Sty +Attic	Full Bath: 2	Rating: Average																
(Liv) Units: 2	Total: 2	A Bath:	Rating:																
Foundation: 2 - Conc. Block		3/4 Bath:	Rating:																
Frame: 1 - Wood		A 3QBth:	Rating:																
Prime Wall: 4 - Vinyl		1/2 Bath:	Rating:																
Sec Wall:		A HBth:	Rating:																
Roof Struct: 2 - Hip		OthrFix:	Rating:																
Roof Cover: 1 - Asphalt Shgl		OTHER FEATURES				RESIDENTIAL GRID													
Color: BEIGE		Kits: 2	Rating: Average	1st Res Grid Desc: Line 1 # Units: 1															
View / Desir:		A Kits:	Rating:	Level FY LR DR D K FR RR BR FB HB L O															
GENERAL INFORMATION				Fpl:	Rating:	Other													
Grade: C - Average				WSFlue:	Rating:	Upper													
Year Blt: 1925		Eff Yr Blt:	Lvl 2																
Alt LUC:		Alt %:	Lvl 1																
Jurisdct:		Fact: .	Lower																
Const Mod:				Totals RMS: 11 BRs: 4 Baths: 2 HB															
Lump Sum Adj:																			
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD		Phys Cond: GD - Good		18. %		Exterior:		No Unit		RMS		BRS		FL					
Prim Int Wall: 2 - Plaster		Functional:		%		Interior:		1		6		2							
Sec Int Wall:		Economic:		%		Additions:		1		5		2							
Partition: T - Typical		Special:		%		Kitchen:													
Prim Floors: 3 - Hardwood		Override:		%		Baths:													
Sec Floors:		Total:		18.6 %		Plumbing:													
Bsmnt Flr: 12 - Concrete		Basic \$ / SQ: 170.00				Electric:													
Subfloor:		Size Adj.: 1.09642851				Heating:													
Bsmnt Gar:		Const Adj.: 0.99980003				General:		Totals		2		11		4					
Electric: 3 - Typical		Adj \$ / SQ: 186.356																	
Insulation: 2 - Typical		Other Features: 101500																	
Int vs Ext: S		Grade Factor: 1.00																	
Heat Fuel: 1 - Oil		NBHD Inf: 1.00000000																	
Heat Type: 3 - Forced H/W		NBHD Mod:																	
# Heat Sys: 2	% Heated: 100	% AC:	LUC Factor: 1.00	Adj Total: 646055	Depreciation: 120166	Depreciated Total: 525889	WtAv\$/SQ:	AvRate:	Ind.Val	Juris. Factor:	Before Depr:	186.36	Final Total: 525900	Val/Su Net:	130.89				
Solar HW: NO		Central Vac: NO																	
% Com Wall		% Sprinkled:																	
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:											
SPEC FEATURES/YARD ITEMS																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
3	Garage	D	Y	1	18X18	A	AV	1930	22.72	T	40	104			4,400		4,400		
PARCEL ID 044.0-0005-0003.0																			
More: N	Total Yard Items:	4,400	Total Special Features:					Total:	4,400										
SKETCH																			
SUB AREA																			
SUB AREA DETAIL																			
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten									
BMT	Basement	1,176	55.910	65,746	UAT	100	FLA	100	A										
FFL	First Floor	1,176	186.360	219,154															
SFL	Second Floor	1,176	186.360	219,154															
UAT	Upper Attic	270	130.450	35,221															
OFF	Open Porch	220	24.000	5,279															
Net Sketched Area: 4,018				Total: 544,554															
Size Ad	2352	Gross Are	4828	FinArea	2622														
IMAGE																			
AssessPro Patriot Properties, Inc																			